

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On November 20, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 20, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF NOVEMBER 13, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 13, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-278 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 042-315-007  
**Grantor:** Alliance Energy, LLC  
**Property:** 1083 Burnside Avenue, East Hartford  
**Project Purpose:** Route 44 Bicycle and Pedestrian Improvements Project  
**Item Purpose:** Acquisition of 1,092 ±SF of land for highway purposes required for the construction of a public bus stop and associated amenities.

The purpose of this DOT project is to convert a portion of Burnside Avenue from four lanes to a two-lane road, creating bicycle lanes, bus stops and shoulders wide enough for parking in order to enhance the safety of pedestrians and cyclists on the section of U.S. Route 44 (Burnside Avenue) from Main Street, Route 5 to Mary Street, a distance of 2.76 miles.

The subject property is 0.96 acres (41,818 SF) of vacant commercial land. The parcel is fairly level and rectangular in shape with frontage on Burnside Avenue and Walnut Street. The site is in the B-2 Business zone, and the site was previously occupied with a gas station that was removed in 2011.

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The taking area is 1,092 SF and impacts the northwesterly corner of the property at its intersection with Walnut Street, and extends along the Burnside Avenue frontage. The purpose of the taking is to allow enough space for a public bus stop and concrete pad along Burnside Avenue. Sidewalk and bike lane improvements are planned.

The raw data range indicated a site value between \$7.59/SF and \$14.06/SF. The DOT appraiser relied on the sale of the subject property. In 2011, ExxonMobil sold the site to Alliance Energy for \$500,000 (\$11.96/SF). In the appraiser's opinion, there is a \$13,000 loss in site value attributed to the taking.

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages are supported by the appraisal report prepared by DOT dated 8/25/14.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 14-285 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0028  
**Consultant:** BVH Integrated Services, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and buildings under the control of the State of Connecticut.

**PRB#** 14-286 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0029  
**Consultant:** Fuss & O'Neill, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and buildings under the control of the State of Connecticut.

**PRB#** 14-287 **Transaction/Contract Type:** "On-Call"  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0030  
**Consultant:** Kohler Ronan, LLC  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and buildings under the control of the State of Connecticut.

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**PRB#** 14-288 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0031  
**Consultant:** Fletcher-Thompson, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and buildings under the control of the State of Connecticut.

**PRB#** 14-289 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0033  
**Consultant:** Salamone & Associates, P.C.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and buildings under the control of the State of Connecticut.

**PRB#** 14-290 **Transaction/Contract Type:** “On-Call”  
**Origin/Client:** DCS /DCS **Contract:** OC-DCS-MDE-0034  
**Consultant:** Diversified Technologies Consultants, Inc.  
**Project Purpose:** New On-Call Contract  
**Item Purpose:** New On-Call contract to provide the State of Connecticut Multi-Disciplinary Engineering support services. This contract encompasses the entire design spectrum of infrastructure consulting for sites, properties, utilities and buildings under the control of the State of Connecticut.

This is the 6th series of On-Call Multi-Disciplinary Engineering Consulting Service Contracts awarded by the Department of Construction Services (“DCS”) since 2004. The six (6) On-Call Contracts that are the subject of this memorandum have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 02/28/2017.

A Request for Qualifications (RFQ) for the consultant services was released in June 2014 and elicited fifteen (15) responses of which all of the firms were considered to be responsive to the RFP. Thereafter, the DCS selection panel began the process of evaluating all 15 proposals. The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system.

Upon completion of the internal review process the selection committee selected the top six firms as well as the highest ranking MBE firm (“DTC”) for approval under this on-call series. As such this series will include the submission of seven consulting firms. At this time DCS has submitted all of the firms except Langan CT, Inc. for review and approval by the Board

Staff recommended Board approval of the following six (6) firms as on-call multi-discipline engineering consultants for projects of various sizes and scope. All six consultants provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The six firms recommended for approval are:

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PRB #14-285	BVH Integrated Services, P.C.	OC-DCS-MDE-0028
PRB #14-286	Fuss & O'Neill, Inc.	OC-DCS-MDE-0029
PRB #14-287	Kohler Ronan, LLC	OC-DCS-MDE-0030
PRB #14-288	Fletcher-Thompson, Inc.	OC-DCS-MDE-0031
PRB #14-289	Salamone & Associates, P.C.	OC-DCS-MDE-0033
PRB #14-290	Diversified Technologies Consultants, Inc.	OC-DCS-MDE-0034

**OTHER BUSINESS**

The Board took the following votes in Open Session.

**PRB FILE #14-278** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-278. The motion passed unanimously.

**PRB FILES #14-285 through #14-290** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #14-285 through #14-290. The motion passed unanimously.

**DECD Office of Culture and Tourism - Art in Public Spaces Program.** Tamara Dimitri, Art in Public Spaces Program Specialist, gave a presentation to the Board describing the Art in Public Spaces Program, which requires that 1% of the cost of construction or renovation of publicly accessible state buildings be allocated for the commission or purchase of artwork for that building. She also discussed the Connecticut Artists Collection, and art maintenance and conservation projects.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary